

# County of Kaua'i Permitting Processes

SPEED Task Force Meeting, HB 1406

September 11, 2025



# TODAY'S FOCUS

NEW BUILDS

RENOVATIONS

CONVERSIONS



- HOMEOWNER
- FAMILY-OWNED BUSINESS
- RESIDENTIAL DEVELOPER
- COMMERCIAL DEVELOPER



# CURRENT COUNTY OF KAUA'I CODES ENFORCED



- Ordinance No. 1163 went into effect October 2024, adopting the 2018 I-codes (International Building Code, International Residential Code, International Existing Building Code, and International Energy Conservation Code) with local amendments.
- The State Building Code Council adoption of the 2020 National Electrical Code (NEC), in accordance with HRS 107-24 became applicable as an interim county electrical code on March 14, 2024, in accordance with HRS 107-28(b).
- The State Building Code Council adoption of the 2021 Uniform Plumbing Code (UPC), in accordance with HRS 107-24 became applicable as an interim county plumbing code on February 1, 2024, in accordance with HRS 107-28(b).

# HOW DO I APPLY FOR A PERMIT?



- Start at Planning Department with your application while also submitting your application to Building Division.

PLANNING  
DEPARTMENT

ZONING

BUILDING  
DIVISION

CONSTRUCTION



**ZONING**

# PLANNING DEPARTMENT

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The Planning Department advises the Mayor, Planning Commission, and the County Council on planning and land use matters for the County of Kaua‘i. The Department is also responsible for the administration and enforcement of the Zoning and Subdivision Ordinances, as well as the County’s planning program, which includes long-range and regulatory policy documents like the General Plan and Comprehensive Zoning Ordinances.

# BUILDING DIVISION



CONSTRUCTION

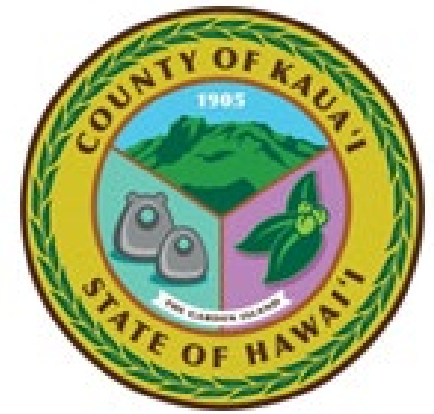
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The Department of Public Works Building Division is the central coordination agency in the building permitting process. The program is responsible for the circulation and consolidation of comments from County, State and Federal agencies, prior to permit approval. The program is also responsible for building, electrical, plumbing and sign code enforcement inspection as part of the permitting process.

# PLANNING DEPARTMENT APPLICATIONS

All new applications will require submission of a zoning permit to Planning Department. The Standard Zoning Permit Application can be submitted for all Class I, II, and III Zoning Permits pursuant to the Kaua‘i County Code, Hawai‘i Revised Statutes Chapter 205A and all relevant rules and regulations of the Planning Commission and Department. Special Management Area (SMA) Applications may also require additional assessment.

Class IV permits must go through review and approval before the Planning Commission, which conducts public hearings on zoning and land use permits and applications and renders decisions on these matters.



Additional Dwelling Unit (ADU) Clearance Form



Additional Rental Unit (ARU) Clearance Form



Guest House Clearance Form



Departmental Determination Request



SMA Minor Application



TVR Renewal Application



Zoning Permit Application

# BUILDING DIVISION APPLICATIONS

Building Division accepts building permit applications either via email to [building@kauai.gov](mailto:building@kauai.gov) or in person.

The same application form is used for both residential and commercial construction.



I. Location of Building

Job Address	Div	Zone	Sec	Plat	Parcel	Unit No.
	4					

II. Type and Cost of Building

A. Type of Improvement

- 1  New Building
- 2  Addition
- 3  Alteration
- 4  Repair/Replacement
- 5  Demolition
- 6  Moving (Relocation)
- 7  Foundation Only
- 8  Fence (Over 6 ft.)
- 9  Other
- 10  Retaining Wall (Over 4 ft.)
- 11  Swimming Pool
- 12  Photovoltaic
- 13  Other - Specify

C. Proposed Use

Residential

- 16  One Family
- 17  Two or More Family - Enter Number of Units
- 18  Transient Hotel, Motel or Dormitory - Enter Number of Units
- 19  Garage
- 20  Carport
- 21  Other - Specify

Non-Residential

- 22  Amusement, Recreational
- 23  Church, Other Religious
- 24  Industrial
- 25  Parking Garage
- 26  Service Station, Repair Garage
- 27  Hospital, Institutional
- 28  Office, Bank, Professional
- 29  Public Utility
- 30  School, Library, Other Educational
- 31  Stores, Mercantile
- 32  Tank, Towers
- 33  Other - Specify

After-the-fact construction (check box)

D. Estimated Value

B. Ownership

- 14  Private (Individual, Corporation, Non Profit, Etc.)
- 15  Public (Federal, State or Local Government)

III. Characteristics of Building - for New Buildings and Additions, Complete Parts E - J, for Demolition, Complete Only Part H, for All Others Skip to IV.

E. Principal Type of Frame

- 34  Masonry (Wall Bearing)
- 35  Wood Frame
- 36  Structural Steel
- 37  Reinforced Concrete
- 38  Other - Specify

F. Type of Sewage Disposal

- 39  Public or Private Company
- 40  Individual (Septic Tank Etc.)

G. Type of Mechanical

Will There be Air Conditioning?

- 41  Yes
- 42  No

Will There be an Elevator?

- 43  Yes
- 44  No

H. Dimensions

- 45 Number of Stories
- 46 Floor Area All Floors Based on Exterior Dimensions
- 47 Total Land Area in Square Feet

I. Number of Off Street Parking Spaces

- 48 Enclosed
- 49 Outdoors

J. Residential Buildings Only

- 50 Number of Bedrooms
- 51 Number of Full Bathrooms
- 52 Number of Partial Bathrooms

IV. Identification

Name	Mailing Address	Zip Code	Telephone
Owner	<input type="text"/>	<input type="text"/>	<input type="text"/>
Plan Maker	<input type="text"/>	<input type="text"/>	<input type="text"/>
Contractor	<input type="text"/>	<input type="text"/>	<input type="text"/>

V. EPR Applicant

First Name  Last Name

Email Address  Phone

Signature  Date

Permit Number (Building Dept Use Only):

VI. Zoning Permit

The zoning permit application is available at [www.connect.kauai.gov](http://www.connect.kauai.gov). To submit an application, you must create an account or log in with an existing one.

[www.kauai.gov](http://www.kauai.gov)




Planning  
Department



County of Kaua'i

Log In or Sign Up

Login to view your previously submitted forms or applications.

Access to forms with the Lock  icon require being logged in. If you have not created an account yet click the Sign Up link above.



Public Works  
/ Building

- Planning Department zoning applications are now all accepted online.
- Building Division accepts online submission for building and sign permit applications as well as in person at our office.

# HOMEOWNER AND FAMILY-OWNED BUSINESS

NEW BUILDS

RENOVATIONS

CONVERSIONS



- Check first with [Planning Department](#) – does your zoning classification allow it? If so, you need to comply with building height, setback requirements, lot coverage, etc.
- Check with [Engineering Division](#) for floodplain requirements. If a grading permit is needed, the grading permit must be issued before the building permit application is approved.
- Is a new water meter/meter upgrade/backflow preventer required? All [Department of Water](#) fees and requirements must be satisfied prior to building permit application approval.
- [State Department of Health](#) requires installation and approval of all IWS (individual wastewater systems) prior to building permit application approval. Connection to County Sewer requires payment of connection fees prior to permit application approval.
- [Fire Department](#) reviews for equipment water access to available hydrants. In some instances, a fire sprinkler system may be required due to inaccessibility or occupancy classification.

# RESIDENTIAL & COMMERCIAL DEVELOPER

NEW BUILDS

RENOVATIONS

CONVERSIONS

The Regulatory Permit Division of Planning Department administers the zoning and special management area rules and regulations that control land use in Kauaʻi County. Services include the review and analysis of development projects including:

- Zoning Permits (Class I, II, III and IV)
- Use Permits
- Variance Permits
- Special Permits
- Special Management Area Permits (SMA)



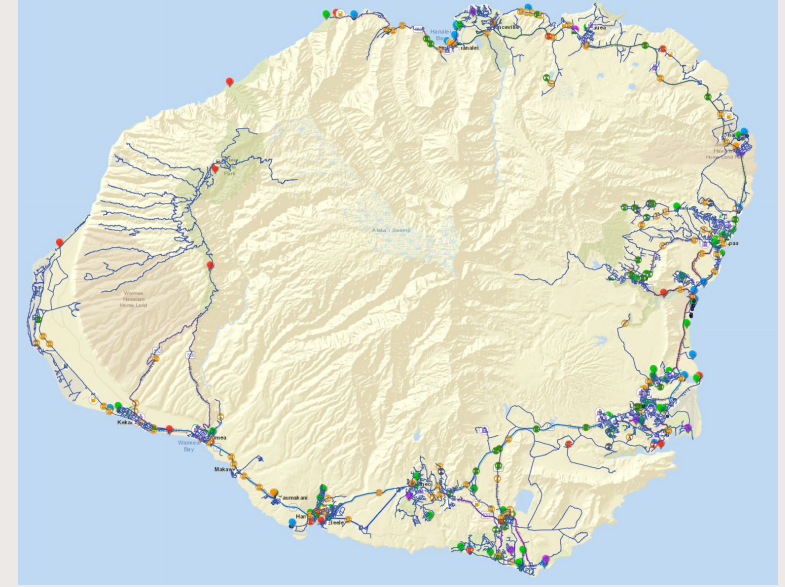


## WHAT SOFTWARE DOES THE COUNTY OF KAUA'I USE FOR PERMITTING?

Central Square is currently used by the County of Kaua'i for accounts receivables and payables, cash management as well as building and inspection processes.

Starting last year, Kaua'i solicited bids for a new Enterprise Resource Planning system as a central software for accounting and finance functions. As yet no vendor has been selected as a replacement for Central Square.





- Novotx Elements XS is a cloud-based platform that simplifies asset management, work orders, permitting and utility billing for public agencies.
- The goal is to manage applications, inspections and approvals in Elements XS – all connected with real-time ArcGIS integration - thereby eliminating the need for Central Square.





The County of Kaua'i started work with Avolve in 2013 as our first foray into electronic plan review. In 2017, we moved to 100% EPR.

Beginning January 2025, we upgraded to ProjectDox version 9.4.8.6. This system currently integrates with Central Square for all Building Division permitting and inspection functions.



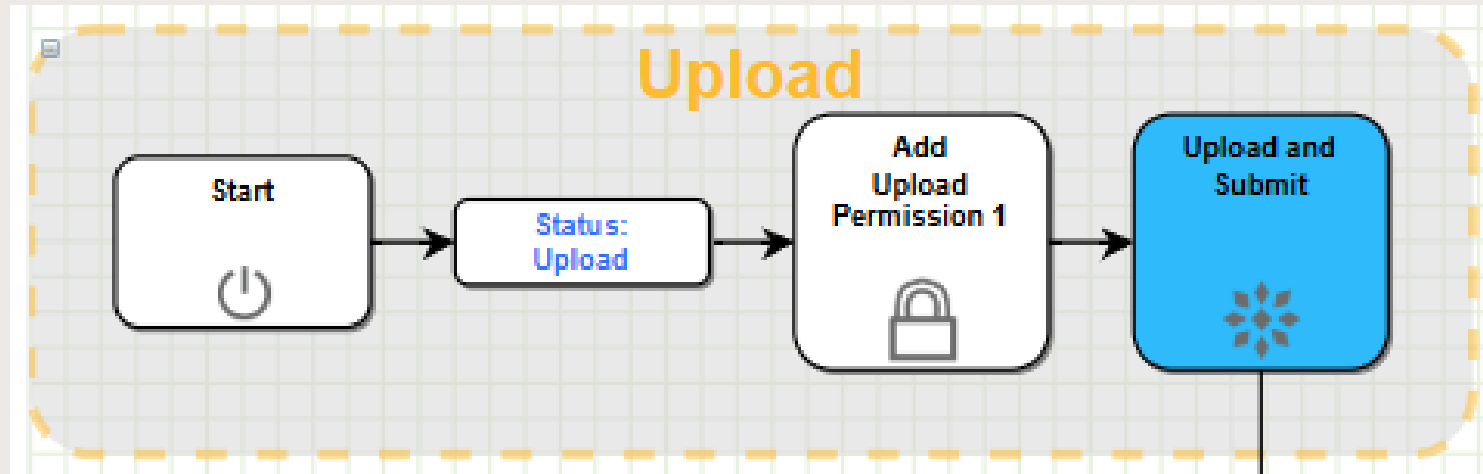
# ProjectDox<sup>®</sup>

Electronic Plan Review Solution

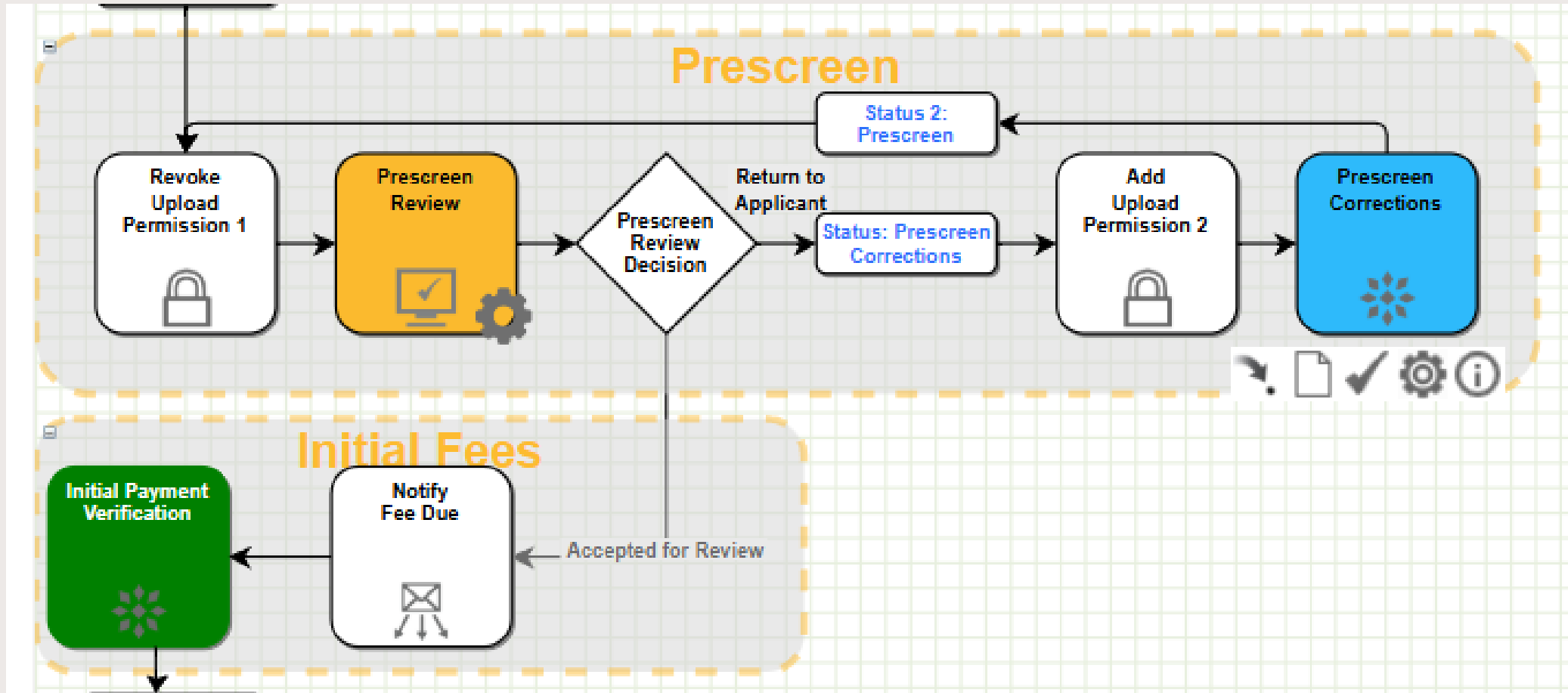


- EPR is a web-based system for submitting, reviewing, and approving construction plans electronically
- It replaces the traditional manual paper-based review process
- It can be accessed via a secure, password-protected site
- Only project owners can access their own files
- Additional users can be granted View Only or Full Access
- Support for electronic plan review is provided by Building Division at (808) 241-4854

# Best-In-Class Building Workflow



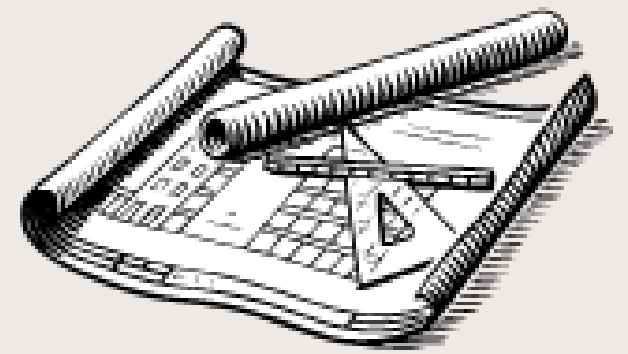
When the building permit application is received, our staff will review and generate a unique permit application number. An email is then sent inviting the applicant to upload their plans with supporting documents for prescreening.



During prescreen, Building Division staff will do a quick review and notify the applicant if corrections are needed. Once prescreen is approved, the applicant will receive an email notification of plan review fees due.



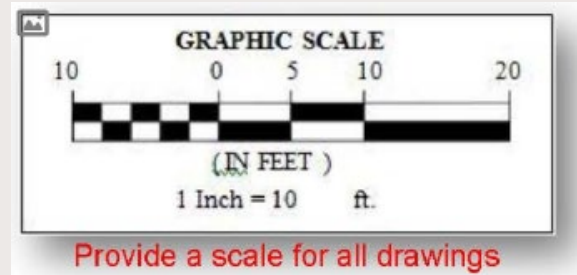
# JUST A FEW EXAMPLES OF WHAT'S CHECKED DURING PRESCREEN.



## File Plan Naming Standards

Abbreviation	Definition	Examples
Ocs	Your Cover sheet(s)	Ocs1, Ocs2, 03, etc. (zerocs1, zerocs2 etc.)
A	Architectural Drawings	A01, A02, A03, A04, A05, etc.
C	Civil Engineering & Site Work	C01, C02, C03, C04, C05, etc.
D	Demolition Drawings	D01, D02, D03, D04, Do5, etc.
Dt	Details	Dt01, Dt02, Dt03, Dt04, etc.
E	Electrical Drawings	E01, E02, E03, E04, E05, etc.
Eq	Equipment Plan	Eq01, Eq02, Eq03, Eq04, etc.
F	Fire (Fire Protection) Drawings	F01, F02, F03, F04, F05, etc.
G	Grading Plans	G01, G02, G03, G04, G05, etc.
Gen	General Project Requirements	Gen01, Gen02, Gen03, etc.
H	Hazardous Materials	H01, H02, H03, H04, etc.
I	Interiors (Interior Design)	I01, I02, I03, I04, I05, etc.
Irr	Irrigation Plans	Irr01, Irr02, Irr03, Irr04, etc.
L	Landscape Plans	L01, L02, L03, L04, L05, etc.
M	Mechanical Plans	M01, M02, M03, M04, M05, etc.
P	Plumbing Drawings	P01, P02, P03, P04, P05, etc.
Pl	Planting Drawings	Pl01, Pl02, Pl03, Pl04, etc.
S	Structural Drawings	S01, S02, S03, S04, S05, etc.
Sec	Section Drawings	Sec01, Sec02, Sec03, etc.
SP	Site Plan (Plot Plan)	SP1, SP2, SP3, SP4, etc.
T	Telecommunications Plan	T01, T02, T03, T04, T05, etc.
X	Existing Plan	X01, X02, X03, X04, etc.
W	Water Plan	W01, W02, W03, W04, etc.

## Graphic Standards

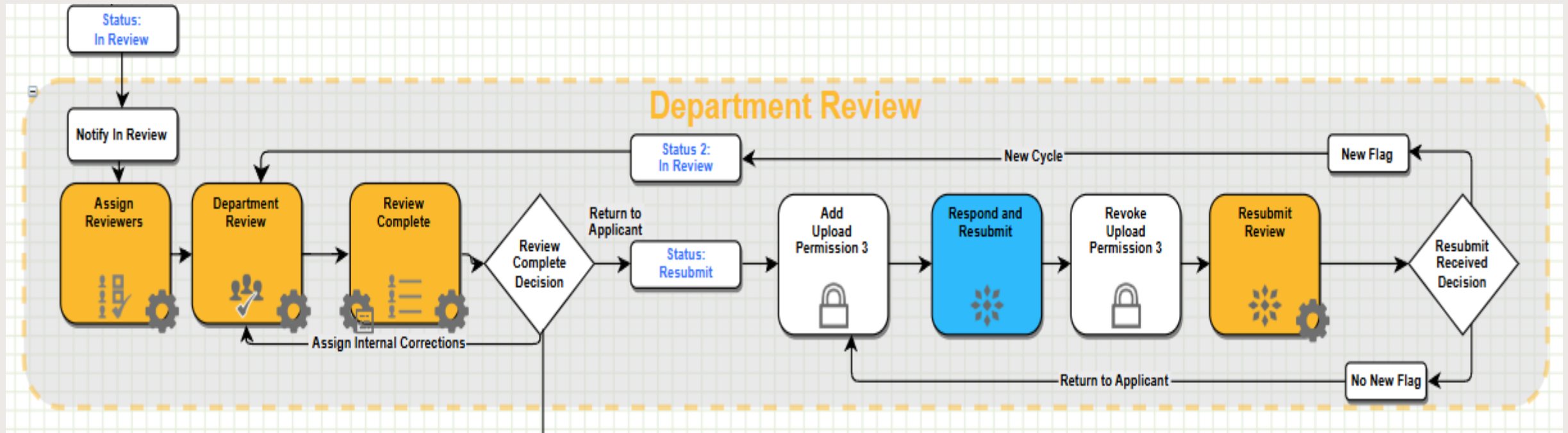


Provide a scale for all drawings

## File Printing Size Standards

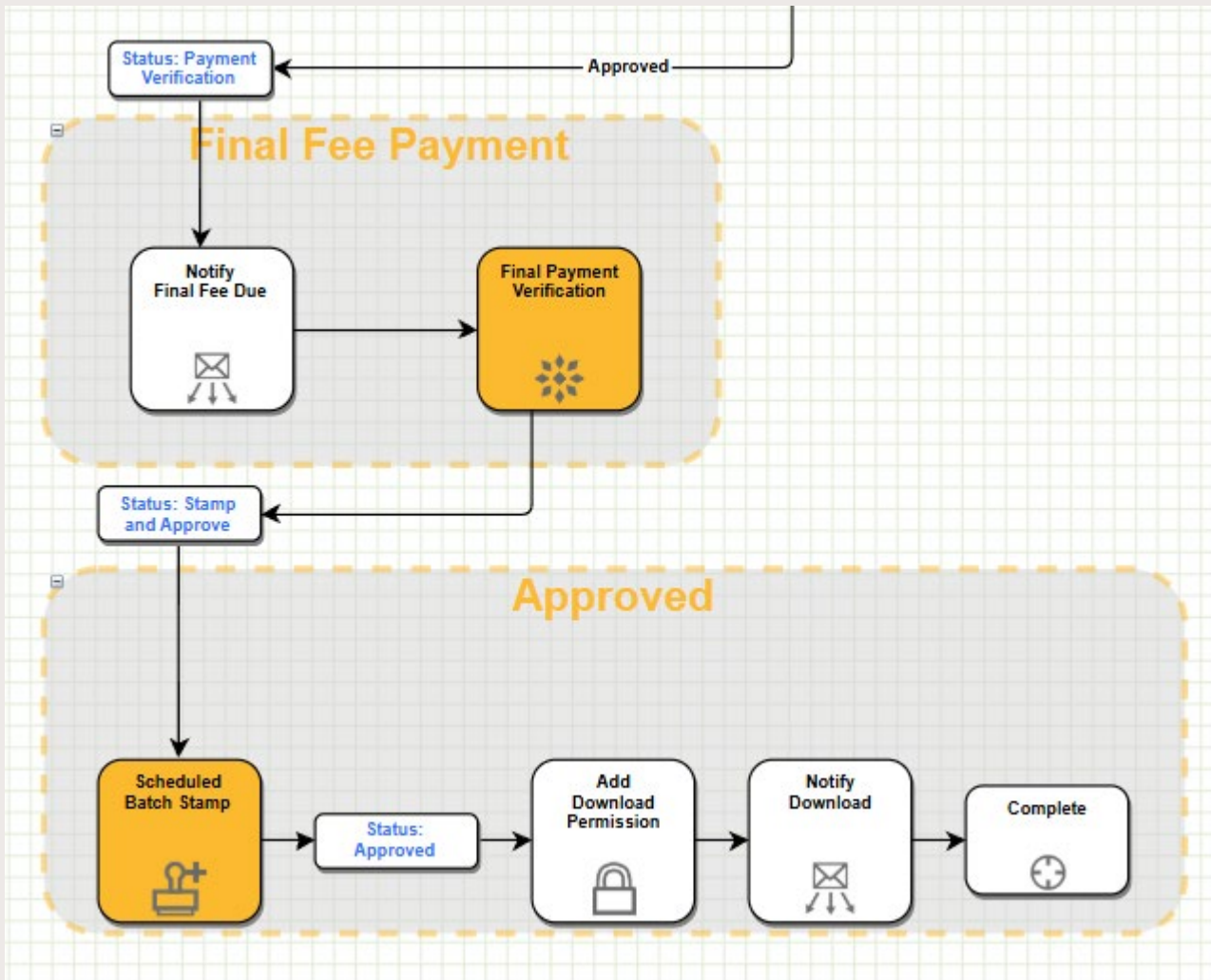


Drawn in the horizontal (landscape) position



Once plan review fee is paid, the Review Coordinator releases the plans for simultaneous review to all agencies. If additional information or corrections are needed, another review cycle is added until requirements are satisfied.

# PLANS ARE APPROVED IN EPR.



## NOTICE TO OWNER/CONTRACTOR

Approval of this plan is given subject to the following conditions:

1. All construction shall be in accordance to this approved plan (i.e., setbacks, height, size, lot coverage, parking, use of structure, etc).
2. If any changes are made to this plan, a revised plan shall be submitted for approval.
3. Use of structure(s) and lot and all minimum requirements shall conform to all State and County rules, regulations, codes and ordinances.

Planning Department  
County of Kauai

- The applicant receives an email notification of the approval along with building permit fee amount due.
- Once the building permit fee is paid, the Review Coordinator batch stamps the plans and notifies the applicant that the approved plan set is now available for download and printing.

2/14/2023 5:09:37 PM

**OWNER**

RICE STREET HALE, LLC  
 136 CALLE DE LOS MOLINOS  
 SAN CLEMENTE, CA 92672  
 949-596-5968

**ARCHITECT/STRUCTURAL ENGINEER**

**aeurbia**  
 architects and engineers

J.M. Williams and Associates  
 909 west south jordan parkway  
 south jordan, utah 84095  
 phone: 801.746.0456 - fax: 801.575.6456  
 webpage: aeurbia.com

**CIVIL ENGINEER**

**ISLAND**  
**ENGINEUITY**

808-228-7401  
 www.islandengineuity.com

**LANDSCAPE ARCHITECT**

**Kauai Nursery & Landscaping, Inc.**

3-1550 Kaimanali Highway  
 Lihue, HI 96766  
 Phone: (808) 212-7717  
 Fax: (808) 243-0038

**MECHANICAL ENGINEER**

**INATSUKA ENGINEERING LLC**

1003 BISHOP ST. SUITE 1960  
 HONOLULU, HI 96813  
 808-469-3200

**ELECTRICAL ENGINEER**

**INATSUKA ENGINEERING LLC**

1003 BISHOP ST. SUITE 1960  
 HONOLULU, HI 96813  
 808-469-3200

**GENERAL CONTRACTOR**

These drawings and the design shown have been prepared for this specific project as an instrument of service and shall remain the sole property of AE Urbia Architects and Engineers and their consultants. Any reproduction, copying or use other than for this specific project is prohibited without the prior written consent of AE Urbia Architects and Engineers. Any prohibited use of these drawings or design shown are subject to legal action.

# RICE STREET APTS.

## 3016 UMI STREET, LIHUE, HAWAII

- GENERAL NOTES:**
- VISITS TO THE JOB SITE BY REPRESENTATIVE OF THE ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.
  - CONTRACTOR SHALL NOTIFY ENGINEER / ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND / OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED IN ALL CASES UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
  - CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS.
  - SHOP DRAWINGS AND SUBMITTALS SHALL BE REVIEWED BY THE ENGINEER / ARCHITECT AND TENANT PRIOR TO FABRICATION OR ERECTION FOR ANY PREFABRICATED OR MANUFACTURED - DESIGNED COMPONENTS.
  - SIZES, LOCATIONS, LOADS, AND ANCHORAGE OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.
  - TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETED. ALL BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND / OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.
  - CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2015 INTERNATIONAL BUILDING CODE (OR LATEST ACCEPTED CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS), AND LOCAL ORDINANCES.
  - ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIAL OR THE INTERNATIONAL BUILDING CODE ARE THE RESPONSIBILITY OF THE CONTRACTOR AND PAID BY THE OWNER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
  - ALL PLUMBING WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE, AND LOCAL ORDINANCES. ALL PLUMBING WORK AND FIXTURES MUST MEET THE APPROVAL OF THE OWNER, CONTRACTOR, ARCHITECT/ENGINEER, TENANT AND BUILDING OFFICIAL.
  - ALL HVAC WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE, AND LOCAL ORDINANCES. HVAC WORK, UNITS, AND CONTROLS, MUST MEET THE APPROVAL OF THE OWNER, CONTRACTOR, ARCHITECT/ENGINEER, TENANT, AND THE BUILDING OFFICIAL.
  - CONSTRUCTION MUST BE IN COMPLIANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE.
  - CONSTRUCTION MUST BE IN COMPLIANCE WITH THE CURRENT INTERNATIONAL FIRE CODE.
  - ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ICC ELECTRICAL CODE AND LOCAL ORDINANCES. ALL ELECTRICAL WORK, FIXTURES, SWITCHES, ETC., MUST MEET APPROVAL OF THE OWNER, CONTRACTOR, ARCHITECT / ENGINEER, TENANT AND BUILDING OFFICIAL.
  - BEST ROOMS, ETC., SHALL COMPLY WITH THE LATEST ADA REQUIREMENTS, NATIONAL AND LOCAL.
  - ALL WORK MUST MEET THE APPROVAL OF THE BUILDING OWNERS, THE TENANT, THE DESIGNER, AND THE BUILDING AND ZONING DEPARTMENTS.
  - ALL FURNITURE, PLANTS, INTERIOR SIGNAGE, FILLS / FILING CABINETS, APPLIANCES, OFFICE EQUIPMENT TO BE FURNISHED, INSTALLED AND PAID FOR BY THE TENANT.
  - ANY AND ALL CHANGES OR VARIATIONS FROM THESE DOCUMENTS MUST BE APPROVED IN WRITING PRIOR TO MAKING THEM.
  - DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKE OFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE.
  - FIRE ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CALK ALL PENETRATIONS.

**BUILDING CODES:**

ALL CONSTRUCTION IN ASSOCIATION WITH THIS PROJECT SHALL COMPLY WITH THE STATE ADOPTED CODES LISTED BELOW:

- 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC)
- 2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC)
- 2018 EDITION OF THE UNIVERSAL PLUMBING CODE (UPC)
- 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 1991 FAIR HOUSING ACCESSIBILITY GUIDELINES (HOUSING LEVELS & SITE)
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (MAIN LEVEL & SITE)
- HAWAII STATE AMENDMENTS TO THE ABOVE MENTIONED CODES.

- DEFERRED SUBMITTALS:**
- DEFERRED SUBMITTALS ARE THOSE PORTIONS OF THE DESIGN, AND OF THE PROJECT THAT ARE NOT SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION, AND ARE TO BE SUBMITTED TO THE DESIGN PROFESSIONAL AND BUILDING OFFICIAL PRIOR TO DOING THE WORK.
  - DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL (AE URBIA, INC.) WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTIFICATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE PROJECT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTED DOCUMENTS HAD BEEN APPROVED BY THE BUILDING OFFICIAL.
  - THE FOLLOWING ARE DEFERRED SUBMITTAL ITEMS:
    - FIRE SPRINKLER DRAWINGS/FIRE ALARM
    - PRE-ENGINEERED WOOD ROOF TRUSS DESIGN



**PROJECT DATA:**

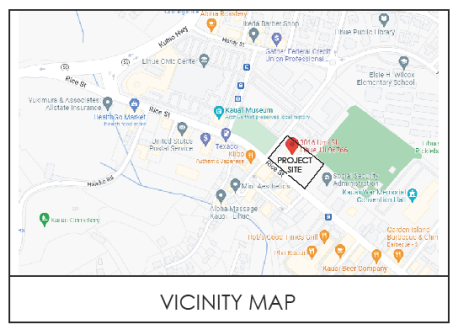
<b>SITE AREA:</b>	LOT 1-A-1A 66,709 SF (1.53 ACRES)	LOT 1-B 8,221 SF (0.20 ACRES)	TOTAL 75,430 SF (1.73 ACRES)
<b>40 UNITS / ACRE (1.73 ACRES) = 70 UNITS ALLOWED</b>			
<b>4 UNITS CURRENTLY EXIST ON THE PROPERTY</b>			
<b>66 NEW HOUSING UNITS ALLOWED</b>			
<b>COMMERCIAL SPACE</b>	15,812 SF		
<b>HOUSING</b>	45 UNITS (68%)	516 SF AVG.	
1-BR	21 UNITS (32%)	781 SF AVG.	
2-BR	44 UNITS		
<b>UNIT TYPES</b>	60 UNITS		
ADA-MOBILITY	4 UNITS (8%)		
ADA-COMMUNICATION	2 UNITS (2%)		
TOTAL	66 UNITS		
<b>PARKING REQUIRED</b>	99 STALLS (1.5/UNIT)		
<b>HOUSING</b>	99 STALLS (1.5/UNIT)		
<b>COMMERCIAL/OFFICE/RETAIL</b>	40 (15,812 SF - 1 STALL / 400 SF)		
<b>TOTAL STALLS REQUIRED</b>	139		
<b>PARKING PROVIDED</b>	139 STALLS		
	25 STANDARD (P) STALLS		
	5 ADA (P) STALLS		
	7 COMPACT (B) STALLS		
	3 ELECTRIC VEHICLE CHARGING STALLS		
	13 ANGLED STREET STALLS (UMI ST.)		
	9 PARALLEL STREET STALLS (RICE ST.)		

<b>CURRENT ZONING DESIGNATION:</b>	SPA-D
<b>PROPOSED ZONING DESIGNATION:</b>	SPA-D (M-C DESIGN DISTRICT OVERLAY)
<b>BUILDING HEIGHT ALLOWED:</b>	50'-0"
<b>BUILDING HEIGHT PROPOSED:</b>	50'-0"
<b>FLOOR AREA:</b>	MAIN LEVEL 15,812 SF 23.5%
<b>COMMERCIAL</b>	
<b>RESIDENTIAL</b>	MAIN LEVEL (CIRCULATION) 1,176 SF
<b>RESIDENTIAL</b>	SECOND LEVEL 16,754 SF
<b>RESIDENTIAL</b>	THIRD LEVEL 16,754 SF 76.5%
<b>RESIDENTIAL</b>	FOURTH LEVEL 16,754 SF
<b>TOTAL</b>	62,249 SF
<b>FLOOR AREA RATIO:</b>	1.01 (67,249/66,709)
<b>LOT COVERAGE:</b>	16,987 SF FOOTPRINT (25.5%)
<b>SETBACKS - REQUIRED</b>	
RICE ST.	10' (BUILD-TO)
SIDE YARD	0'
REAR YARD	0'
<b>SETBACKS - ACTUAL</b>	
RICE ST.	13'-9" (TO ACCOMMODATE WIDER SIDEWALKS)
UMI ST.	14'-4"
SIDE YARD	70'-0"
REAR YARD	43'-0"
<b>LANDSCAPING PROVIDED:</b>	5,377 SF
<b>TYPE OF CONSTRUCTION PROPOSED:</b>	TYPE V

- UMI DESIGN GUIDELINES FOR RICE ST. NEIGHBORHOOD (M-U-C DESIGN DISTRICT)**
- PROVIDE A MIX OF USES, BOTH VERTICAL AND HORIZONTAL
  - FILL THE NEED FOR SMALLER LOCAL SHOP OWNERS AND RESTAURANTS
  - MAINTAIN THE SMALL-TOWN CHARACTER OF THE AREA
  - ENHANCE THE PEDESTRIAN-ORIENTED ENVIRONMENT
  - ENHANCE THE PEDESTRIAN EXPERIENCE
- UMI DESIGN GUIDELINES FOR LOWER RICE ST.**
- PROVIDE 4 TREEWELLS TO SERVE AS A BUFFER BETWEEN PEDESTRIANS AND TRAVEL LANES
  - PROVIDE WIDER SIDEWALKS (6-8')
  - PROVIDE AWNINGS OR CANOPIES TO SHELTER PEDESTRIANS
  - PROVIDE ON-STREET PARKING TO SEPARATE PEDESTRIANS AND TRAVEL LANES
  - PROVIDE OUTDOOR EATING AND WINDOW SHOPPING ZONES
  - PROVIDE REGULATE STREET LIGHTING, COMMUNITY AMENITIES, FURNITURE, BIKE RACKS, BUS STOPS AND ARTWORK TO ACTIVATE THE SIDEWALK
  - PROVIDE BULB-OUTS AT STREET INTERSECTIONS

\*\* AREA CALCULATIONS, SETBACK DIMENSIONS AND PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE



**aeurbia**  
 architects and engineers

J.M. Williams and Associates  
 909 west south jordan parkway  
 south jordan, utah 84095  
 phone: 801.746.0456 fax: 801.575.6456  
 aeurbia.com j.m.williams@aeurbia.com



**RICE STREET APTS.**  
**RIVERBEND DEVELOPMENT**  
 3016 UMI STREET, LIHUE, HAWAII

TMC: (4) 3-6-003-010

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I WILL BE UNDERGOING OBSERVATION

SPONSOR: **aeurbia**

EXPIRATION DATE OF THE LICENSE: 30 APRIL 2024

Revision Schedule	DATE
ISSUE	2/14/2023
Available for Review #1	2/14/2023

**AE0200.041**

**COVER SHEET**

DATE: 2/14/2023 5:09:37 PM  
 SHEET #:  
**OCS01**

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C:\Users\jmacdavek\Documents\AE0200.041 - Rice Street Apts\jmacdavek.com.rvt

# THE PLAN REVIEW PROCESS

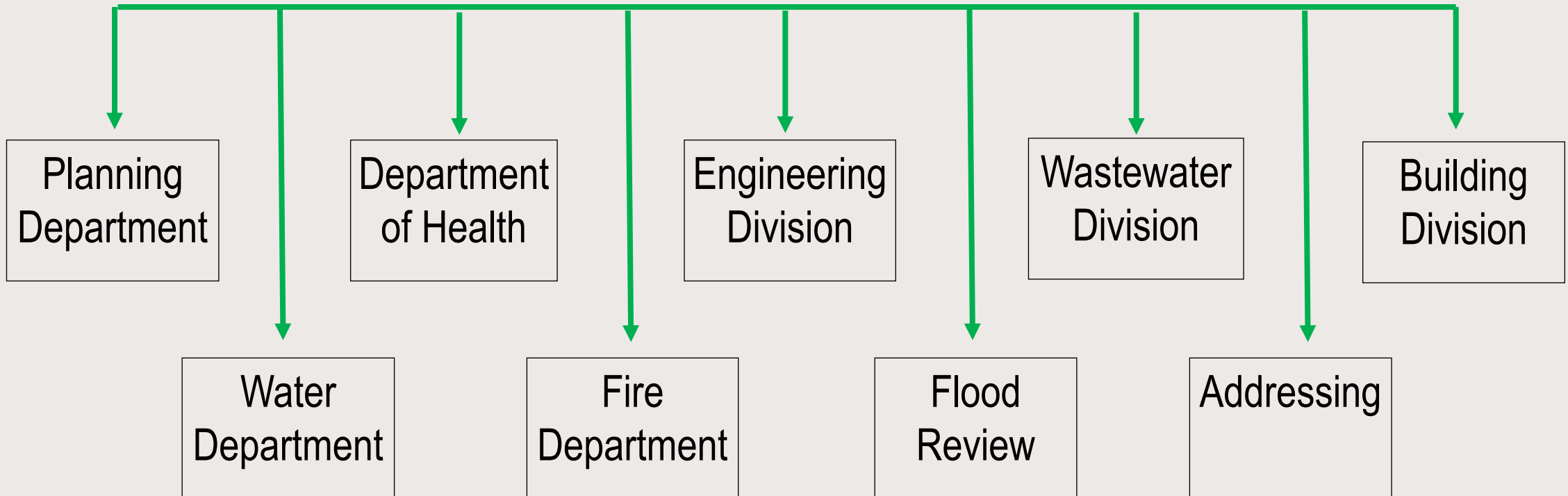
(another look)



Plan Check Fees Are Paid

Begin Review—

Plans will be sent to all required agencies based on scope of work.



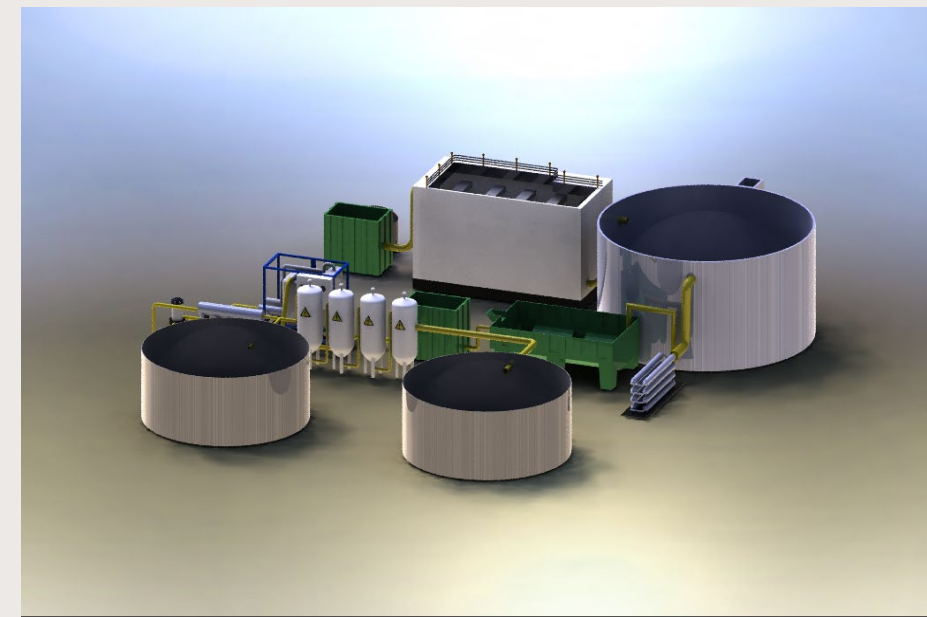
**BUILDING  
PERMITS  
ISSUED  
FY2025**



Amount: 1,372

Valuation: \$434,891,589

# County of Kaua'i Wastewater (Sewer) Connections



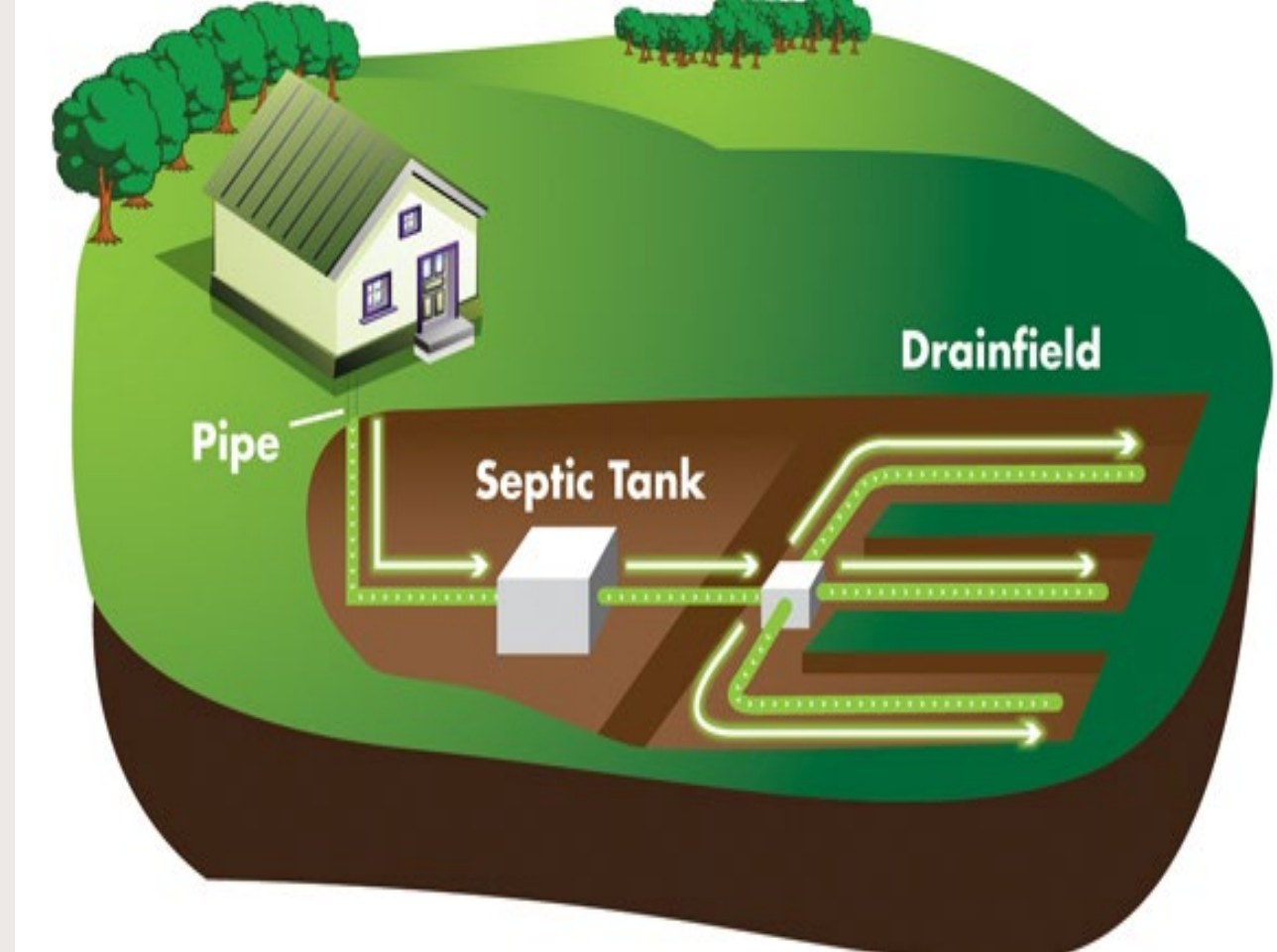
(New Sewer Connections Only)

- 577 Commercial Connections
- 5,382 Residential Connections

Customer Type	Sewer Connection Charge
Single-Family Residential	\$948
Multi-Family Residential	\$593
Non-Residential	
5/8", 3/4" Water Meter	\$948
1" Water Meter	\$1,580
1 1/2" Water Meter	\$3,160
2" Water Meter	\$5,050
3" Water Meter	\$9,480
4" Water Meter	\$15,800
>4" Water Meter	\$3,088

## Statistics from Hawai'i State Department of Health for Island of Kaua'i

Approximately 12,000 Cesspools are on record. However, this number is probably less with the conversions to septic system.



- 566 Commercial Septic Systems
- 10,761 Residential Septic Systems

# Real Property




# Assessment

## NUMBER OF RECORDED STRUCTURES ON KAUA'I

- Commercial Structures: 1,304
- Residential Dwellings: 21,850



# HOW CAN THE PUBLIC CHECK ON PERMIT STATUS?

- Check out our county website: [www.kauai.gov](http://www.kauai.gov)
- Click on GOVERNMENT +
- Go to Public Works under [Departments & Agencies](#)
- Click on Building Division
- Building permit already submitted? Use  to check your plan review status, permit and inspection history.
- Visit Building Division office at: 4444 Rice St., Suite #175 or call us at (808) 241-4854.